

To: The Honorable Mayor and City Council

From: Maxine Calloway, Esq., ACP, Director of Community Planning & Development

Date: July 9, 2013

RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AUTHORIZING THE CITY ADMINISTRATION TO COLLECT DATA, PREPARE A FORMAL APPLICATION FOR SUBMISSION TO MIAMI-DADE COUNTY AND OBTAIN THE REQUIRED PETITIONS TO ANNEX INTO THE CITY OF NORTH MIAMI, AN AREA KNOWN AS 'OPA LOCKA BOULEVARD ANNEXATION AREA', BOUNDED ON THE NORTH-SIDE BY NORTHWEST 143RD STREET, BOUNDED ON THE EAST-SIDE BY NORTHWEST 7TH AVENUE, BOUNDED ON THE SOUTH-SIDE BY NORTHWEST 135TH STREET, RUNNING NORTH ALONG NORTHWEST 12TH AVENUE TO OPA LOCKA BOULEVARD, RUNNING WESTWARD TO NORTHWEST 17TH AVENUE, AND BOUNDED ON THE WEST-SIDE BY NORTHWEST 17TH AVENUE; PROVIDING FOR AN EFFECTIVE DATE AND ALL OTHER PURPOSES.

RECOMMENDATION

That the Mayor and Council approve the Resolution directing staff to prepare the necessary annexation application and to expend the resources required to annex the area known as *Opa Locka Boulevard Annexation Area*, bounded on the north-side by Northwest 143rd Street, bounded on the east-side by Northwest 7th Avenue, bounded on the south-side by Northwest 135th Street, running north along Northwest 12th Avenue to Opa Locka Boulevard, running westward to Northwest 17th Avenue, and bounded on the west-side by Northwest 17th Avenue, in accordance with the Boundary Change Procedures of Article 1, Section 20-3 of the Miami Dade County Code of Ordinances.

BACKGROUND

Policy 8.1.7 of the City's Comprehensive Plan encourages the City to actively pursue development and growth management opportunities through several mechanisms including but not limited to exploring annexations where necessary. The Miami Dade County Code

establishes the procedure by which a governing body of municipality may initiate a boundary change to the municipality's existing boundary.

Miami Dade County has established an overall plan which includes the eventual incorporation of all currently unincorporated land areas within the County, which would relieve the County from the costs of providing services to the subject area. In addition, annexation of the subject area would simultaneously increase the City's tax base.

The subject area is comprised of a total of **164.02** acres which includes over **21% residential use (a total of 197 residential units)** and **79% non residential use. The subject area is also bordered by the City of North Miami's Claude Pepper Park Facility on the south side.** In accordance with Section 20-3, Article 1 of the Miami Dade County Code of Ordinances, in initiating a boundary change, the City would be required to submit, certified copies of a resolution along with the required signatures on a petition, requesting the proposed change, a complete report which can include, but is not limited to, information on the proposed zoning and land use in the area; a list of services; timetable for supplying the services; financing of services; tax load on the area; and assessment of the present and future importance to the economy; **Since it is determined that the subject area currently has more than two hundred and fifty(250) resident electors (with over 425 registered voters), then petitions from 25%+1 of the total number of registered voters (or 107 petitions) is required. Additionally since the area is more than fifty (50) percent developed residential, a vote of a majority of the resident electors will be required to approve any boundary change.**

CONCLUSION

The City currently has an R-2 zoned square shaped enclave located north of the Claude Pepper Park which is completely disconnected from the rest of the City and is currently engulfed by Unincorporated Miami Dade County on all four sides. As proposed, the Opa Locka Boulevard annexation would allow for a more seamless transition of the City's northern limits as the areas surrounding the City's existing enclave would be brought into the City and create a more contiguous boundary.

Staff is of the opinion that the subject request satisfies the goals, objectives and policies of the City's Comprehensive plan and is in keeping with the intent of Section 20-7 A(1)(c) of the Miami Dade County Code which seeks to eliminate such enclaves and create more cohesive,

inclusive neighborhoods throughout the County.

The proposed annexation also would help to enhance the City's fiscal and economic base, a critical objective for a City approaching build out with little vacant developable land remaining. With the Miami-Dade government center being located 20 miles away and the City of North Miami's City Hall located only 3 miles away, the City believes it is more practical to annex the subject area within its boundary. The future residents in turn will have readily available access to North Miami's quality services.

City Administration would therefore require the authorization of the Mayor and Council to proceed with expending the resources to collect the required petitions, compile an annexation report and send notification to property owners within 600 feet of the subject area prior to the adoption of the necessary resolution supporting a formal application to the County.

Attachments

- 1) Map of Proposed Annexation Area For Opa Locka Area
- 2) Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AUTHORIZING THE CITY ADMINISTRATION TO COLLECT DATA, PREPARE A FORMAL APPLICATION FOR SUBMISSION TO MIAMI-DADE COUNTY AND OBTAIN THE REQUIRED PETITIONS TO ANNEX INTO THE CITY OF NORTH MIAMI, AN AREA KNOWN AS ‘OPA LOCKA BOULEVARD ANNEXATION AREA’, BORDERED ON THE NORTH-SIDE BY NORTHWEST 143RD STREET, ON THE EAST-SIDE BY NORTHWEST 7TH AVENUE, ON THE SOUTH-SIDE BY NORTHWEST 135TH STREET, RUNNING NORTH ALONG NORTHWEST 12TH AVENUE TO OPA LOCKA BOULEVARD, RUNNING WESTWARD TO NORTHWEST 17TH AVENUE, AND ON THE WEST-SIDE BY NORTHWEST 17TH AVENUE; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

WHEREAS, Policy 8.1.7 of the City of North Miami (“City”) Comprehensive Plan encourages the City to actively pursue development and growth management opportunities through several mechanisms including, but not limited to, the potential of annexations where necessary; and

WHEREAS, the Mayor and City Council desire to annex the subject area known as *Opa Locka Boulevard Annexation Area*, bordered on the north-side by Northwest 143rd Street, on the east-side by Northwest 7th Avenue, on the south-side by Northwest 135th Street, running north along Northwest 12th Avenue to Opa Locka Boulevard, running westward to Northwest 17th Avenue, and on the west-side by Northwest 17th Avenue, as specifically delineated in the attached “Exhibit A” (“Subject Area”); and

WHEREAS, City administration seeks authorization from the Mayor and City Council to proceed with a formal application for annexation and to obtain the required petitions to annex the Subject Area into the City, in accordance with the requirements of Section 20-3 of the Miami-Dade County Code of Ordinances; and

WHEREAS, the Mayor and City Council have considered the request by City administration and find that the proposed annexation is in the best interest of the City and that it satisfies the goals, objectives and policies of the Comprehensive Plan.

NOW THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:

Section 1. Authorization of the City Administration. The Mayor and City Council of the City of North Miami, Florida, hereby authorize the City administration to collect data, prepare a formal application for submission to Miami-Dade County and obtain the required petitions to annex into the City of North Miami, an area known as Opa Locka Boulevard Annexation Area, bordered on the north-side by Northwest 143rd Street, on the east-side by Northwest 7th Avenue, on the south-side by Northwest 135th Street, running north along Northwest 12th Avenue to Opa Locka Boulevard, running westward to Northwest 17th Avenue, and on the west-side by Northwest 17th Avenue, as specifically delineated in the attached "Exhibit A".

Section 2. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by a _____ vote of the Mayor and City Council of the City of North Miami, Florida, this _____ day of July, 2013.

LUCIE M. TONDREAU
MAYOR

ATTEST:

MICHAEL A. ETIENNE, ESQ.
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

REGINE M. MONESTIME
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: _____

Seconded by: _____

Vote:

Mayor Lucie M. Tondreau

_____ (Yes) _____ (No)

Vice Mayor Marie Erlande Steril

_____ (Yes) _____ (No)

Councilperson Scott Galvin

_____ (Yes) _____ (No)

Councilperson Carol F. Keys, Esq.

_____ (Yes) _____ (No)

Councilperson Philippe Bien-Aime

_____ (Yes) _____ (No)

